

PUBLIC AUCTION



**10:00 a.m.
Saturday,
August 16, 2008**

12 ACRES OVERLOOKING GOLF COURSE • NICE COUNTRY BRICK HOME WITH 3 BEDROOMS & 2 BATHROOMS WEST OF CLINTON, OK



SALE & PROPERTY LOCATION:

Clinton, Oklahoma at Exit 69 off of I-40 go West on Route 66 approx. 2 miles to Custer County Road N2263 (Golf Course Road) North 1/2 mile to Custer County Road E1030, East 2/10 of a mile to property. Or on the East Side of Clinton, Oklahoma at the Custer County Road N2263 (Golf Course Road) go 1/2 mile North, 2/10 mile East, South into property. Watch for Signs!!!

➔ **OPEN HOUSE:** Sunday, August 3 - 2:00pm-4:00pm & Sunday, August 10 - 2:00pm-4:00pm ➔

LEGAL DESCRIPTION: A tract of land in the Northwest Quarter of the Northeast Quarter (NW/4 NE/4) of Section 13, Township 12 North, Range 17 West, I.M., Custer County, Oklahoma. Containing 12 acres (mol).

PROPERTY DESCRIPTION: This 12 acre tract has a 33' x 67' shop with 2 overhead doors and 2 walk-thru doors, a 25' x 33' open front shed, small set cattle pens with a 20' x 70' shed and lean-to and a chain link dog pen. This acreage has native and bluestem grasses, water well and good fences. Also on the acreage is a beautiful brick home with approximately 2,184 sq. ft. living area, 3+ bedrooms, 2 full bathrooms, office, utility, kitchen with an electric oven, gas range, dishwasher, new counter top, sinks and backsplash. Just off the kitchen is a dining area with a wood burning fireplace, that could be used as a living area, there is also a living area they currently use as a formal living room just in the front entry and another large living area that is used for a den. This home has central heat and air, two water heaters (1 gas & 1 electric), house is on city water, city trash and cable, 2004 all water and sewer lines replaced, 2008 all new guttering, new doors, trim, ceiling fans and exterior brick and trim painted. There is a 20' x 20' patio, 16' x 26' carport and a composition roof approximately 8 years old. This home has carpet, laminate and linoleum for flooring. Looking for a nice home with a small acreage, country living and overlooking the golf course - Don't Miss This Sale!!!

REAL ESTATE TERMS: 10% of purchase price to be placed in escrow day of sale. Purchaser will have 10 days to examine title. Balance of purchase price to be due and payable upon acceptance of title. All 2007 and prior taxes will be paid by seller, 2008 taxes will be prorated. Possession will be at closing. All property sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing. Grant's Auction & Realty is a transaction broker.

OWNERS: CHRIS & DEBBIE TACKITT

Grant's Auction & Realty

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Mike Grant
Auctioneer/Sales Associate
Texas License #13353
Mobile: 821-1186

Cindy Grant
Cashier/Real Estate Broker
Elk City, OK
Mobile: 821-1738

FIND US ON THE WEB AT
www.grantsauction.com

Johnny Grant
Sales Associate
Cheyenne, OK
(580) 497-2281

Jim Bales
Auctioneer & Sales Associate
TX Lic. #AA11060
(580) 928-2982



ANY ANNOUNCEMENTS MADE DAY OF SALE SUPERSEDE ALL PREVIOUS WRITTEN OR ORAL STATEMENTS.